

**RALEIGH BOARD OF ADJUSTMENT  
DECISIONS  
November 14, 2016**

**A-118-16, WHEREAS,** William J. Dumont, property owner, requests a .9' side setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance to legalize a recently constructed addition to the rear of the existing detached house that resulted in a 4.1' side yard setback on a .13 acre property zoned Residential-10 and located at 612 E. South Street.

**Decision:**     Approved as requested.

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**A-119-16, WHEREAS,** Centennial Land Company, LLC, property owner, requests a variance to reduce the building width in primary build-to requirements set forth in Section 2.2.3. of the Unified Development Ordinance from a 70% requirement down to a 57.4% requirement to allow for the construction of a four-unit townhouse development on a .47 acre site zoned Residential-10 and located at 848 Lake Raleigh Road.

**Decision:**     Approved as requested.

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**A-120-16, WHEREAS,** Raymond Carroll, property owner, requests a 1.9' side yard setback variance and a 2' sum of side setbacks variance to both legalize and expand the existing detached house vertically pursuant to Section 2.2.1. of the Unified Development Ordinance resulting in a 3.1' side yard setback on a .17 acre property zoned Residential-6 and Neighborhood Conservation Overlay District and located at 1207 Wake Forest Road.

**Decision:**     Approved as requested.

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**A-121-16, WHEREAS,** Dennis M. Trimble, property owner, requests complete relief from the primary street setback and a 15' variance to the rear setback pursuant to Section 2.2.1 of the Unified Development Ordinance as well as a one-space parking variance from the off-street parking requirements set forth in Section 7.1.2.C. of the Unified Development Ordinance to legalize the existing detached house and allow for its vertical expansion that results in a 0' primary street setback and a 5' rear yard setback with one off-street parking space on a .06 acre site zoned Residential-10 and located at 521 Alston Street.

**Decision:**     Approved as requested.

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**A-122-16, WHEREAS,** Craig Bethel, property owner, requests complete relief from the off-street parking requirements for detached houses set forth in Section 7.1.2.C. of the Unified Development Ordinance that results in a detached house being permitted with no off-street parking provisions on a .06 acre site zoned Planned Development and Historic Overlay District-General and located at 422 S. Bloodworth Street.

**Decision:**     Approved as requested.

**A-123-16, WHEREAS**, 1019 Oberlin Road, LLC, property owner, requests a 6.5' variance for the height of the wall (for 40 LF), a 10' variance to the width of the landscape area (for 97 LF), and complete relief from the landscaping requirements (for 97 LF) for portions of the Neighborhood Transition called for in Article 3.5 of the Unified Development Ordinance along the southern property line to allow for a change of use to an office on a .34 acre property zoned Office Mixed-Use 3 Parking Limited Conditional Use, Neighborhood Conservation Overlay District and Special Residential Parking Overlay District located at 1019 Oberlin Road.

**Decision:** Approved as requested.

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**A-124-16, WHEREAS**, Kimco Wakefield Commons II Limited Partnership, property owner, requests a variance from all of the forestation requirements set forth in Section 9.1.9.A. of the Unified Development Ordinance to allow for the construction of a general building on a 1.35 acre property zoned Commercial Mixed-Use-3 Parking Limited and Urban Watershed Protection Overlay District located at 10831 Wakefield Commons Drive.

**Decision:** Approved with the condition the Applicant plants a minimum 21 trees on the property.

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**A-125-16, WHEREAS**, CK Wakefield Properties, LLC, property owner, requests a variance from all of the forestation requirements set forth in Section 9.1.9.A. of the Unified Development Ordinance to allow for the construction of a general building on a 2.3 acre property zoned Commercial Mixed-Use 3 Parking Limited and Urban Watershed Protection Overlay District located at 13700 Falls of Neuse Road.

**Decision:** Approved with the condition the Applicant installs landscaping in areas as proposed in Applicant's Exhibits 5 and 6.

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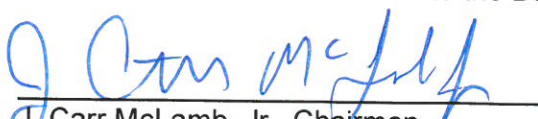
**A-126-16, WHEREAS**, DHIC, INC, property owner, requests a special use permit to operate a daycare center with 75 enrollees pursuant to Section 6.4.1.C. of the Unified Development Ordinance on a .67 acre property zoned RX-3 and located at 2001 Booker Drive.

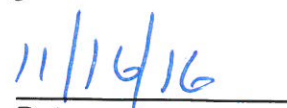
**Decision:** Approved as requested.

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**A-127-16, WHEREAS**, St. James Apostolic Church, Inc., property owner, requests an 11.4' rear setback variance to legalize the existing civic building, as well as a 9.5' rear setback variance and a 3.3' side street setback variance to expand the existing civic building pursuant to Section 2.2.5. of the Unified Development Ordinance resulting in a 8.6' rear setback and a 6.7' side street setback on a .17 acre property zoned Residential-10 and located at 701 Bart Street.

**Decision:** Deferred to the Board's December 12, 2016 meeting.

  
J. Carr McLamb, Jr., Chairman

  
Date